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Statement of Information

79 TAMPA ROAD, CAPE WOOLAMAI, VIC

Prepared by First National Real Estate Phillip Island



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



79 TAMPA ROAD, CAPE WOOLAMAI, VIC



Indicative Selling Price

For the meaning of this price see consumer.vic.au/underquoting

Single Price: **\$675,000**

MEDIAN SALE PRICE



CAPE WOOLAMAI, VIC, 3925

Suburb Median Sale Price (House)

\$422,000

01 April 2017 to 31 March 2018

Provided by: **pricefinder**

COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



72 OCEAN RCH, CAPE WOOLAMAI, VIC 3925



Sale Price

\$699,000

Sale Date: 29/04/2018

Distance from Property: 61m



9 TAMPA RD, CAPE WOOLAMAI, VIC 3925



Sale Price

\$626,000

Sale Date: 08/11/2017

Distance from Property: 690m



3/41 FIRST AVE, CAPE WOOLAMAI, VIC 3925



Sale Price

\$645,000

Sale Date: 22/11/2017

Distance from Property: 557m



This report has been compiled on 27/06/2018 by First National Real Estate Phillip Island. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode 79 TAMPA ROAD, CAPE WOOLAMAI, VIC

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price: \$675,000

Median sale price

Median price \$422,000 House ☒ Unit ☐ Suburb CAPE WOOLAMAI
Period 01 April 2017 to 31 March 2018 Source 

Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
72 OCEAN RCH, CAPE WOOLAMAI, VIC 3925	\$699,000	29/04/2018
9 TAMPA RD, CAPE WOOLAMAI, VIC 3925	\$626,000	08/11/2017
3/41 FIRST AVE, CAPE WOOLAMAI, VIC 3925	\$645,000	22/11/2017